

I hereby certify this is a True Copy of the Decision of the Arlington Redevelopment Board as filed with the Office of the Town Clerk of the Town of Arlington, Massachusetts on 9-8-23 and that 20 days have elapsed after the Decision and no Appeal has been filed. ATTEST:

Date of Issue

9/29/23

Julianne A. Broyle  
Town Clerk



TOWN CLERK'S OFFICE  
ARLINGTON, MA 02174  
2023 SEP -8 AM 10:44

## ARLINGTON REDEVELOPMENT BOARD

Arlington, Massachusetts  
Middlesex, ss

DOCKET NO. 3759

DECISION  
Special Permit Under  
ENVIRONMENTAL DESIGN REVIEW

Applicants: Dr. Sarah Courtney, 355 Massachusetts Ave, Arlington, MA 02474

DeMello Custom Building & Woodworking LLC, 11 Talbot Road, Canton, MA 02021

Property Address: 355 Massachusetts Ave, Arlington, MA

Hearing Date: August 28, 2023

Date of Decision: August 28, 2023

20 Day Appeal Period Ends: SEPTEMBER 28, 2023

### Board Members

#### Approved

#### Opposed

Eugene Benson Eugene B. Benson

Kin Lau Kin Lau

Stephen Revilak Stephen Revilak

Rachel Zsembury Rachel Zsembury

Julianne A. Broyle  
Town Clerk's Certification

September 29, 2023  
Date



I hereby certify this is a True Copy of the Decision of the Arlington Redevelopment Board as filed with the Office of the Town Clerk of the Town of Arlington, Massachusetts on 9-8-23 and that 20 days have elapsed after the Decision and no Appeal has been filed. ATTEST:

Date of Issue

9/29/23

*John M. Bregli*  
Town Clerk

TOWN CLERK'S OFFICE  
ARLINGTON, MA 02170  
SEP -8 AM 10:45

## Arlington Redevelopment Board

730 Massachusetts Avenue, Arlington, Massachusetts 02476

### DECISION OF THE BOARD

#### Environmental Design Review Special Permit Docket #3759

355 Massachusetts Avenue, Arlington, MA 02474

DeMello Fine Building and Woodworking  
and Dr. Sarah Courtney

August 28, 2023

This Decision applies to Environmental Design Review Special Permit Docket #3759 granted to DeMello Custom Building and Woodworking LLC, 11 Talbot Road, Canton, MA 02021, and Dr. Sarah Courtney, 355 Massachusetts Avenue, Arlington, MA 02474, to alter the exterior of and add a covered porch to a mixed-use building at 355 Massachusetts Avenue, Arlington, MA, in the Neighborhood Office Zoning District (B1) District. The Arlington Redevelopment Board (ARB) reviewed and approved an Environmental Design Review Special Permit in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Section 3.3, Special Permits, and Section 3.4, Environmental Design Review.

The Redevelopment Board held a public hearing on August 28, 2023.

VOTE: The ARB voted (4-0) to grant a Special Permit for Docket #3759 on August 28, 2023.

Materials submitted for consideration of this Decision:

- Application for EDR Special Permit;
- Impact Statement;
- Building Plans and elevations; and
- Shadow Study

The following criteria have been met, per Section 3.3, Arlington Zoning Bylaw:

1. A business and residence have been established at this site for many years; it is a pre-existing, conforming mixed-use in the B1 Neighborhood Office Zoning District. The project is the subject of the special permit as required by Section 3.4.2 Applicability.

2. A combination residence and dentist's office has operated from this location for many years, and this business provides a necessary service for the community.
3. There are no proposed changes to the use of the property thus there are no anticipated changes to current traffic congestion or pedestrian safety.
4. There are no proposed changes to the use of the property, thus there are no anticipated changes to the use of public water, drainage or sewer system, or any other municipal system.
5. No special regulations are applicable to the proposal.
6. The use does not impair the integrity or character of the neighborhood.
7. The use will not be in excess or detrimental to the character of the neighborhood.

The following criteria have been met, per Section 3.4, Arlington Zoning Bylaw:

**1. EDR-1 Preservation of Landscape**

There are no proposed changes to the landscaping or site grading.

**2. EDR-2 Relation of the Building to the Environment**

The building footprint will remain the same, apart from a new rear entry porch. The exterior modifications to the building are intended to simplify the existing massing to fit the existing character of the neighborhood. The existing porch will receive a new roof which is also within the existing character of the neighborhood. New dormers will be added on the third floor for additional living space.

**3. EDR-3 Open Space**

There are no proposed changes to open space as a result of this proposal and the useable open space has been identified and complies with the Zoning Bylaw.

**4. EDR-4 Circulation**

The project plans do not show a bicycle parking area as the driveway and parking for the building are for residential use; there is ample on-street parking and there are no changes to any circulation patterns.

**5. EDR-5 Surface Water Drainage**

The planned renovations do not substantially increase the surface area of the existing structure. The new porch roofs will be installed with gutters to direct water run-off on site.

**6. EDR-6 Utilities Service**

There will be no changes to the above and below ground utility services as a result of this proposal.

**7. EDR-7 Advertising Features**

The existing signage will remain in place.

**8. EDR-8 Special Features**

No changes are proposed.

**9. EDR-9 Safety**

The covered front porch and new rear entry porch improve the overall access to and from the building.

**10. EDR-10 Heritage**

The building at 355 Massachusetts Avenue is not listed on the *Inventory of Historically or Architecturally Significant Properties in the Town of Arlington*.

**11. EDR-11 Microclimate**

The building use is typical for the area and has been the same use since 1980. The proposal extends the existing ridge and adds dormers but does not increase the height of the existing structure and will not cast additional shadows.

**12. EDR-12 Sustainable Building and Site Design**

Energy Star certified appliances and mechanical systems are proposed and the building will be insulated to current energy codes, greatly reducing heat and cooling loads.

**Findings**

The ARB made the following findings in this Decision:

1. The nature of the use being made of the building is such that allowing exterior renovations and addition of a front porch roof and rear entry porch is in the public interest consistent with Section 3.4 of the Zoning Bylaw.
2. The project is consistent with Environmental Design Review per Section 3.4 of the Zoning Bylaw.
3. The project is consistent with decision criteria for a Special Permit set forth in Section 3.3.3 of the Zoning Bylaw.

The project must adhere to the following general conditions:

1. Any substantial or material deviation during construction from the approved plans and specifications is subject to the written approval of the ARB.
2. The ARB maintains continuing jurisdiction over this permit and may, after a duly advertised public hearing, attach other conditions, or modify these conditions as it deems appropriate in order to protect the public interest and welfare.